



**AVAILABLE FOR
SUBLEASE**
+10,582 SF R&D/Industrial Space



MASTER PLANNED
Part of the 1,000,000+ SF
Southpark Business Center



ACCESSIBLE
Close Access to the San Diego (405)
and Corona Del Mar/San Joaquin Hills
(73) Transportation Corridor

SOUTHPARK

B U S I N E S S C E N T E R

17800 Newhope Street, Suites I - L, Fountain Valley



CONTACTS

NICK SPATAFORE

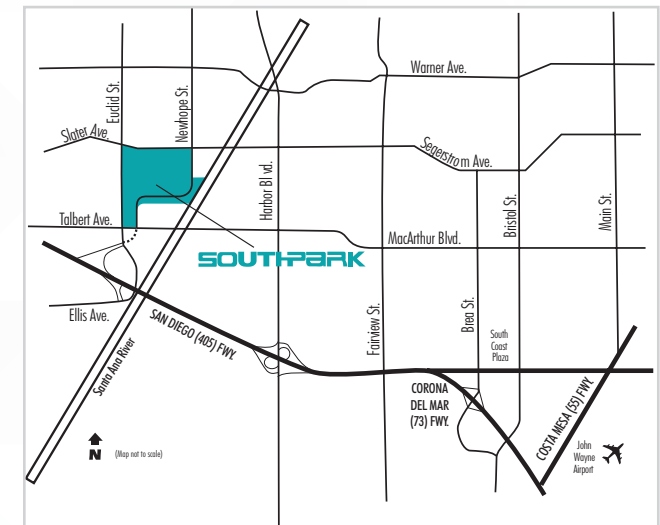
First Vice President
Lic. 01353378
+1 949 725 8657
nick.spatafore@cbre.com

DAVE DESPER

Executive Vice President
Lic. 01094144
+1 949 725 8504
dave.desper@cbre.com

Suite Features

- + **±3,500 SF of Office**
- + **±80% HVAC Facility**
- + **Great Street Visibility**
- + **Fully Sprinklered**
- + **Two (2) Ground Level Loading Doors (More Possible)**
- + **3:1,000 SF Parking**
- + **500 Amps 120/208 Volt Power (Verify)**
- + **14' Minimum Clearance**
- + **AT&T Fiber Optic Services Available**
- + **Adjacent to Costco Retail Center, Kingston Technologies, Pedego and Mitsubishi**
- + **Excellent Access to the San Diego (405) and Corona Del Mar/San Joaquin Hills (73) Transportation Corridor**
- + **Sublease Term thru November 22, 2024**
- + **Website - properties.cbre.us/southpark/**



CBRE

SOUTHPARK

BUSINESS CENTER

17800 Newhope Street, Suites I-L, Fountain Valley

properties.cbre.us/southpark/



CONTACTS

NICK SPATAFORE

First Vice President
Lic. 01353378
+1 949 725 8657
nick.spatafore@cbre.com

DAVE DESPER

Executive Vice President
Lic. 01094144
+1 949 725 8504
dave.desper@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

CBRE, INC. | Broker Lic. 00409987